

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: March 11, 2021

SUBJECT: Special Meeting—March 16, 2021

The Planning and Zoning Commission will hold a Special Meeting on March 16, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Mar 16, 2021 7:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/476425861>

You can also dial in using your phone.

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Please note: While public comment will be available for the Public Hearing portion of the meeting, no public comments will be taken during the General Meeting portion of the meeting. While public comments on the application are gladly accepted at the meeting, the Commission strongly encourages the submittal of written letters and e-mails, which will allow the applicant and Commission members to receive your comments in written form ahead of the meeting.

It is expected that a recording of this meeting will be available through Channel 79 within a day or two after the meeting.

This meeting might be broadcast live on TV79. Members of the public may submit written comments for the record by email to Fred Doneit (fdoneit@darienct.gov) no later than 3pm March 16, 2021.

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, March 16, 2021

7:30 P.M.

via GoToMeeting

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendments to Darien Zoning Regulations (COZR #4-2020), Business Site Plan Application #128-B, Special Permit Application #314, 7-Eleven, Inc., 306 Boston Post Road. Proposal to amend Sections 210, 755, 904, and 1056 of the Darien Zoning Regulations relative to Motor Vehicle Service Stations, including gas stations. The intent of the proposed Regulation amendments are to distinguish gas stations from repair shops and to modernize standards to reflect customary, accessory convenience store and food related offerings. The full text of the proposed amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at www.darienct.gov/pzcpendingapplications.

Proposal to raze the existing Duchess Restaurant on the site and to redevelop the site as a 7-Eleven gas station with associated convenience retail and an accessory quick-service restaurant in a new 4,050+/- square foot building; and to perform related site development activities. Twelve self-service fueling positions, with an overhead canopy, would occupy the site. The 1.04+/- acre subject property is located on the south/east side of Boston Post Road, approximately 125 feet north/east of its intersection with Birch Road, and is shown on Assessor's Map #32 as Lot #9 in the Service Business (SB) Zone.

DEADLINE TO CLOSE PUBLIC HEARING: 3/31/2021.

GENERAL MEETING

Amendment of Coastal Site Plan Review #315-C, Flood Damage Prevention Application #361-C, 53 Contentment Island, LLC, 53 Contentment Island Road. Placement of sculpture within the rear yard of the property.

Request to continue outdoor dining/outdoor activity in 2021 due to COVID at:

- Giovanni's, 2748 Boston Post Road
- Post Corner Pizza, 847 Boston Post Road
- Rory's, 416 Boston Post Road
- Papa Joe's, 1973 Boston Post Road
- Bar Method, 800 Boston Post Road
- Nino's, 390 Boston Post Road
- Tengda Asian Bistro, Goodwives Shopping Center, 25 Old King's Hwy. N. (new proposal)

Deliberations and possible decisions on the following:

Coastal Site Plan Review #73-B, Flood Damage Prevention Application #61-B, Land Filling & Regrading Application #493, Samuel Fuller, 40 Contentment Island Road. Proposal to raze the existing residence and construct a new single-family residence with associated filling and regrading; septic system; and stormwater management and to perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED: 2/23/2021.*

Land Filling & Regrading Application #496, Kenneth & Karla Coe, 281 Hollow Tree Ridge Road. Proposal to construct a new single-family dwelling on a now vacant lot, install a pool, terraces, a new

driveway and parking court, and installation of stormwater management, and to perform related site development activities. *PUBLIC HEARING CLOSED: 2/23/2021.*

Coastal Site Plan Review #354, Flood Damage Prevention Application #404, Land Filling & Regrading Application #495, Michael & Justine Mullin, 8 Nickerson Lane. Proposal to construct a new pool house and patio to the south and west of the existing pool, spa, and patio area on the north side of the property, and to perform related site development activities within regulated areas, including installation of stormwater management.

Approval of Minutes

February 23, 2021
March 2, 2021

Chairman's Report

Update on Pending CGA Legislation and Commission Testimony.

Discussion and possible action.

Next two meetings—March 23, 2021 and April 6, 2021.

Since this is a Special Meeting, "Other Business" cannot be considered.

ADJOURN.